



**GREENWICH HOSPITAL
COMMUNITY LIAISON GROUP**

**Minutes of the Third Meeting of the Community Liaison Group held at Greenwich Park
Bar & Grill, 1 King William Walk at 1700 on Thursday 14 May 2009**

PRESENT:	Andrew Sell	Chairman (NB Real Estate)
	Jane Rowson	Secretary (Greenwich Hospital)
	Martin Sands	Greenwich Hospital
	Edward Dolby	Greenwich Hospital
	Chris Smith	Urban Space Management
	Rob Toogood	Town Centre Trader
	Elaine Marshall	Town Centre Trader
	Dorothy Thomas	Town Centre Trader
	Ali Paton	Stallholders' Representative
	Kate Jacanello	Stallholders' Representative
	Clive Lynton	Stonehurst Estates
	Caron Jones	University of Greenwich
	June Matkins	Trafalgar Quarters Representative
	Emma O'Shea	Town Centre Manager
IN ATTENDANCE:	Nick Coombs	NB Real Estate
	Ben Ridgwell	NB Real Estate
	Nicola Frost	NFPR
	David McFarlane	Communiqué
	Caroline McDade	Drivers Jonas
	Neil Lucas	Drivers Jonas
	Geoff Taylor	Transport Planning Practice
	Rob Lewis	Gleeds

COPY TO: Those present and in attendance plus:

Eric Reynolds	Urban Space Management
Frank Dowling	Inc Group
Helen Beioley	Greenwich Foundation
Duncan Wilson	Greenwich Foundation
David Molecey	College Approach Resident
Vicky Bateman	Meridian Estate Resident
Richard Doughty	Cutty Sark Trust
Joe Szarowicz	King William Walk Resident
Trinity College of Music	Derek Aviss
Mick Gebbett	Chairman, Greenwich Town Centre Traders' Association
Ray Smith	Greenwich Society
Andy Locke	Gypsy Moth Public House
Geoff Belcher	WHS Co-ordinator
Cllr Maureen O'Mara	London Borough of Greenwich
Cllr David Grant	London Borough of Greenwich
Cllr Margaret Mythen	London Borough of Greenwich

1. Apologies

Apologies for absence were received from Mr Ray Smith and Mr Derek Aviss.

CHAIRMAN'S INTRODUCTION

2. The Chairman thanked the Group for attending and informed them that the purpose of the meeting was to focus on the temporary relocation of the market.
3. The Chairman invited members of the Group to introduce themselves and state who they were representing.

ITEM 1 – ROLE OF THE COMMUNITY LIAISON GROUP

4. David McFarlane of Communiqué provided further detail on the role of the CLG. The following key points were made:
 - a. The Group had received a copy of the CLG Terms of Reference which had been updated since the last meeting to reflect the change of location of the temporary market from Cutty Sark Gardens (CSG) to the Old Royal Naval College (ORNC).
 - b. The purpose of the Group was to give people an opportunity to discuss the issues surrounding the temporary relocation of the market and how it might operate.

ITEM 2 – UPDATE ON THE PROJECT FROM GREENWICH HOSPITAL

5. Martin Sands, Director of Greenwich Hospital provided an update on the plans for the regeneration of Greenwich Market.
 - a. The key reasons for regenerating the area were summarised. These included the need to design a scheme that was more in keeping with a World Heritage Site, that was architecturally significant and that complemented the area as a tourist and retail destination. The design should maintain and enhance the character of the market and the retail offer.
 - b. The proposed scheme that was presented at the public exhibition in April 2009 was summarised. A planning application had been submitted for the scheme and determination was expected at the end of July. If planning consent was granted there would be a two year period of construction beginning January 2010.
 - c. The temporary relocation of the market and the arrangements for the two year period were critical.

ITEM 3 – PLANNING PROCESS AND TIMETABLE

6. Neil Lucas of Drivers Jonas provided further information of the planning process and timetable. The following key points were made:

- a. The application for the main regeneration scheme had been submitted at the beginning of April 2009. This planning application stated that the market would be relocated for a two year period during construction.
- b. The ORNC had been selected as the preferred location and a second planning application was now being prepared for a temporary market on the site. This planning application would be submitted in early June.
- c. The project team had consulted English Heritage who had no particular concerns about using the site. Other people the project team had consulted, or were going to consult, included the WHS Co-ordinator, the Town Centre Manager, the Greenwich Society, and the Greater London Authority.

ITEM 4 – THE TEMPORARY MARKET

7. Chris Smith of Greenwich Space Management presented the proposal for the temporary market and its operation.
 - a. The market would be located on Monument Gardens in front of the Pepys Building. The brewery located in the Pepys Building was expected to be open in January 2010.
 - b. The temporary market would be a tented structure, approximately 15 meters wide and 25 metres long. It would be an aluminium framed structure with a raised floor, transparent gable ends and lit inside. It would be able to accommodate the same number of stalls as the present market.
 - c. The tent would provide full protection from the elements. There would be three entrances, located at the west, east and south sides of the tent. Windshields could be erected at these entrances for protection from strong winds.
 - d. Around the perimeter of the tent there would be six retail units which would provide an active frontage which could also have entrances inside the tent if desired.
 - e. The current retail offer would be replicated as would the trading hours. There was the possibility to trade six days a week if there was sufficient demand from stallholders.
 - f. Some initial ideas for signage were presented which showed options for dressing the tent and the hoarding around the island site. These replicated the colour scheme of 'Shop Greenwich'.
 - g. A lighting strategy was being worked on and the project team were keen to develop some activity at the tent to draw people to it.
 - h. Market storage would be located at the northern (river) side of the tent. The storage would consist of secure containers which would be screened from the public view. Storage trunks could also be

located underneath the stalls to provide additional secure storage. Lower value items and stall displays could be left out over-night in the tent as the structure would be monitored by security guards and locked at night.

- i. The loading and unloading would take place at the eastern side of CSG if permission from Greenwich Council could be obtained. The logistics would need to be agreed to ensure that loading/unloading did not interfere with other users of the space.
- j. It had been agreed with the Greenwich Foundation that market traders would be able to use the toilet facilities in the Pepys Building.

ITEM 5 – TENANT RELOCATION

- 8. Nick Coombs of NB Real Estate (NBRE) spoke about the plans for the relocation of shop tenants from the market.
 - a. On behalf of the Hospital Nick Coombs and Ben Ridgwell had been liaising with tenants over the past two years regarding their occupational requirements going forward.
 - b. The relocation options included a permanent relocation to new premises elsewhere in the estate or temporary relocation for those that wanted to move into a new unit in the regenerated scheme.
 - c. There would be six retail units with the temporary market. Images of the type of unit were shown which would be similar to the units at the Chelsea Farmers' Market. The units were suitably secure and did not look as though they were a temporary structure.
 - d. The units would not suit all types of retailer but other units within the Hospital's estate might be suitable. Therefore it was part of an ongoing process that NBRE would be speaking to all tenants to ascertain their requirements.

ITEM 6 – QUESTIONS

- 9. Concern was expressed that CSG would be turned into a car park if the market loading/unloading took place there as this was also the location where coaches picked up the cruise ship passengers. More thought would therefore need to be given to the logistics of servicing the temporary market from this location. Servicing the market through the ORNC was an alternative that should be considered.
- 10. It was also pointed out that construction traffic for the Pier development and the work on the Cutty Sark would be using the same route which could cause logistical problems for market traders loading/unloading.
- 11. There was concern that the proposed location for the temporary market would be surrounded by building sites and that people would be unable to find the market. It was agreed that a strong communications strategy was essential in order to attract people to the market and ensure that it

was visible to the public.

12. It was suggested that the new location of the market could be advertised on board the boats such as Thames Clipper. In addition the market would also be advertised on the hoarding around the Island Site.
13. It was suggested that tour guides could be situated around the town centre to direct people to the market.
14. It was queried whether the ORNC was the best location for the market as people arriving in the town centre from the park would not see it. It was commented that the ORNC was the only viable location for the market and in any case the pedestrian flow through CSG was heavy also.
15. It was queried whether there was an alternative location if planning permission for the temporary market at the ORNC was not granted. It was commented that the Hospital considered it crucial to find a solution for the market to continue trading during the two year construction period. It was confirmed that if the market could not be relocated then the regeneration works would not happen.
16. There was support for the suggestion that the market could trade six days a week if there was sufficient trader demand for this.
17. The Greenwich Foundation had agreed to the provision of parking for stallholders at weekends.
18. There was some concern expressed that the construction work on the Island Site would be noisy. It was commented that the Hospital would try to address the issue of noise by, for example, limiting construction hours. Also, the scheme did not require pile drivers and there were methods of quietening pneumatic tools.
19. It was confirmed that the cycle path through the ORNC would be re-routed.
20. It was confirmed that the market tent would be accessible by wheelchair.
21. It was queried whether there would be phone lines for credit card machines available to retailers and traders in the temporary market. It was confirmed that this would be made available.

ITEM 7 – DATE OF NEXT MEETING, ANY OTHER BUSINESS AND SUMMARY

22. The Chairman thanked the Group for their participation and for identifying areas that required further thought. It was thought that the Group would meet again in mid summer, once further work had been completed on a retail communications strategy and access issues.